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1.0

Introduction

This is a Design and Access Statement prepared by design-NA Architects in support of the application for householder planning permission at 1E Parsifal Road, London NW6 1UG on behalf of Mr Julien Leonard.

Permission is sought for a roof extension above the existing flat roof. The development property is one half of a pair of semi-detached two-storey properties and the design has been conceived under a unified design concept, although two separate applications will be submitted.

The purpose of the development is to create more living space for the growing families of the applicants as well as to improve the aesthetics of the existing buildings. The design access and statement aims to demonstrate that the proposed development is an enhancement to the building itself, the local area and will have no detrimental impact on the amenities of the neighbouring properties.

2.0

Project Summary

1E and 1F are a pair of semi-detached brick-clad dwellings constructed in 1978 (Camden planning ref: 25466 (R)). They have both since been extended and refurbished. 1F was permitted under application 2008/2273/P. 1E is currently being developed under permission 2014/1911/P.

Design-NA Architects have jointly appointed by both occupants in order that the design of both extensions appear harmonious when viewed as a pair. The proposed development is a zinc-clad, one-storey roof extension with a curved profile in plan and section to reduce bulk and reduce impact on visual privacy, overlooking, overshadowing to the neighbouring properties. Functionally, the extension will provide additional accommodation for the two growing families currently in residence.

The design has been developed with Camden design policies, core strategies and planning policies in mind. And we are confident that the proposal will enhance the massing and proportion of the existing building, whilst using a traditional material in an innovative and contemporary manner.



Fig 1 Site location with site in red



Fig 2 Northwest elevation of No. 1E and 1F Parsifal Road



Fig 3 Northeast elevation of 1E Parsifal Road



Fig 4 Roof space

3.0

Context Analysis

The site of 1E Parsifal Road lies in the Fortune Green Ward in the Borough of Camden. It is accessed off a private street off Parsifal Road, close to its junction with Finchley Road, which is a major arteriole road leading out of North London developed in 1826 as a turnpike road. The site lies in an area North of West Hampstead, South of Fortune Green and West of Hampstead proper and was developed from the late 19th Century onwards. It is an area of minor late Victorian terraces and mansion flats which in 1952 Pevsner witheringly described as “houses and streets [which] require no notice”.

The properties at 1A-1G Parsifal Road are dwelling houses developed in the back garden land to number 519-525 Finchley Road. The developments were carried out over a number of years, 521 Finchley Road was developed in 1966 following approval for planning consent ref F4/5/B/2006 for the erection of a four-storey block of flats and 14 garages at rear. These garages are presently adjoining 1E Parsifal Road.

1E and 1F Parsifal Road were developed along with the redevelopment at 525 Finchley Road, application ref F4/5/B/23531 in 1977-78. Planning permission was for the erection of a block of 13 flats, a terrace of 4 three-storey dwelling houses fronting Parsifal Road and 2 dwelling houses to the rear of the site.

The houses at 1E and 1F Parsifal Road were granted planning permission together in February 1978. They are built of red bricks and are almost detached except for an original shared boundary at the South-West corner of approximately 2m which has since been extended to the current length of 3.8m.

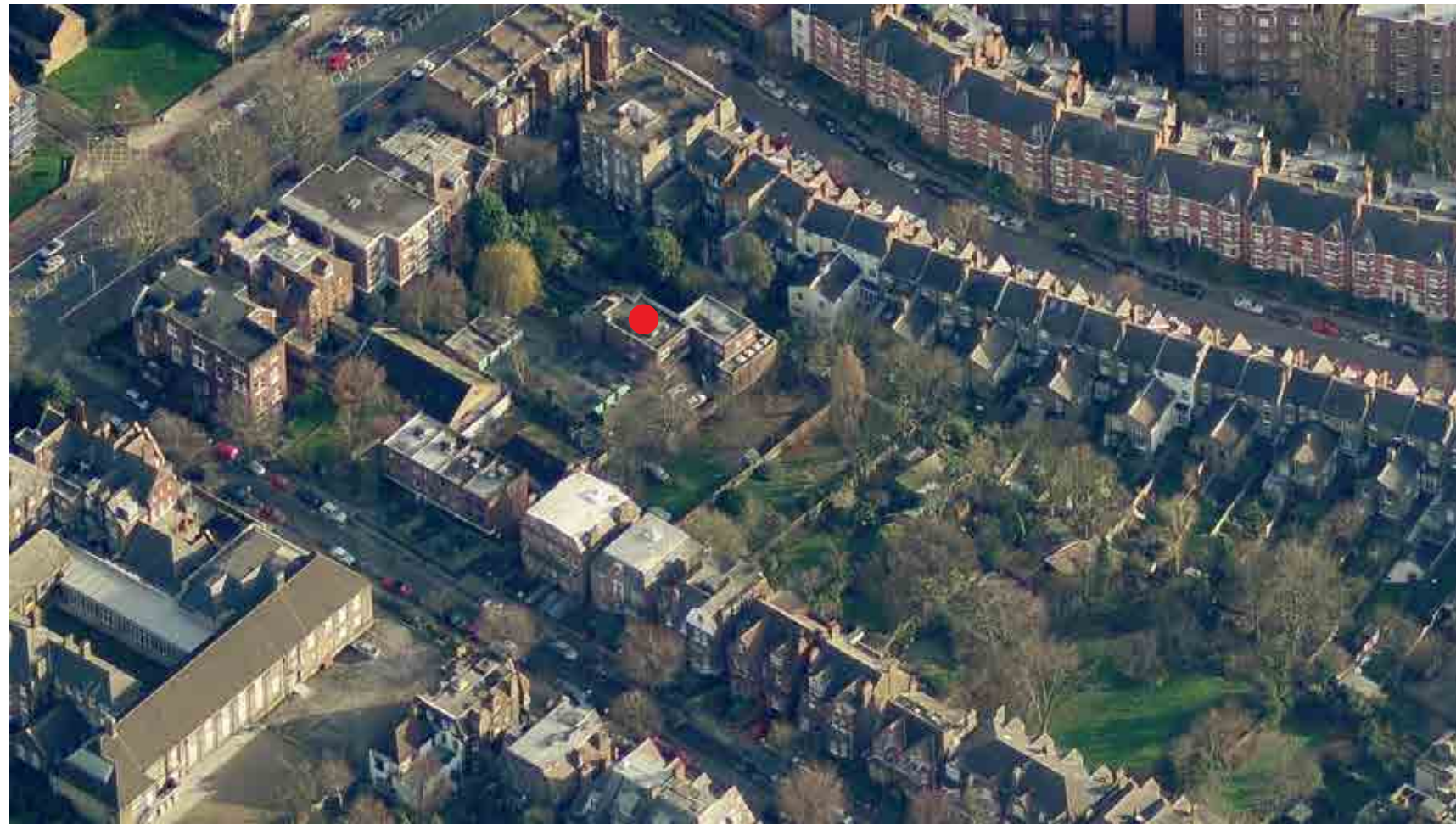


Fig 5 Aerial view of front of 1E Parsifal Road (shown by red dot)

They were designed as two-storey family homes with traditional brickwork and block work cavity wall construction. Both were built on similar sized plots of approximately 7.5m wide and 45m long. The rear garden to 1E is slightly shorter at approximately 25m long as the fore court is needed for access to No.1F.

The original house has had an extension attached in 1984. Apart from that the interiors are largely un-modernised as the same family has been living in the property since it was built.

The site does not lie in a conservation area.



Fig 6 Aerial view of the rear of 1E Parsifal Road (shown by red dot)

4.0

Planning Policies

The following planning policies and planning documents guidance have been consulted during all stages of the design processes and in preparation of this document.

Camden Replacement Unitary Development Plan
(adopted June 2006)

- Policies S1/S2
- Policies B1, B3 and B7
- Policies SD6

Camden Development Policies

- Section 3, DP26

This has ensured that our proposals are in keeping with the borough policies and our design is sensitive and conforms to the planning guidelines.

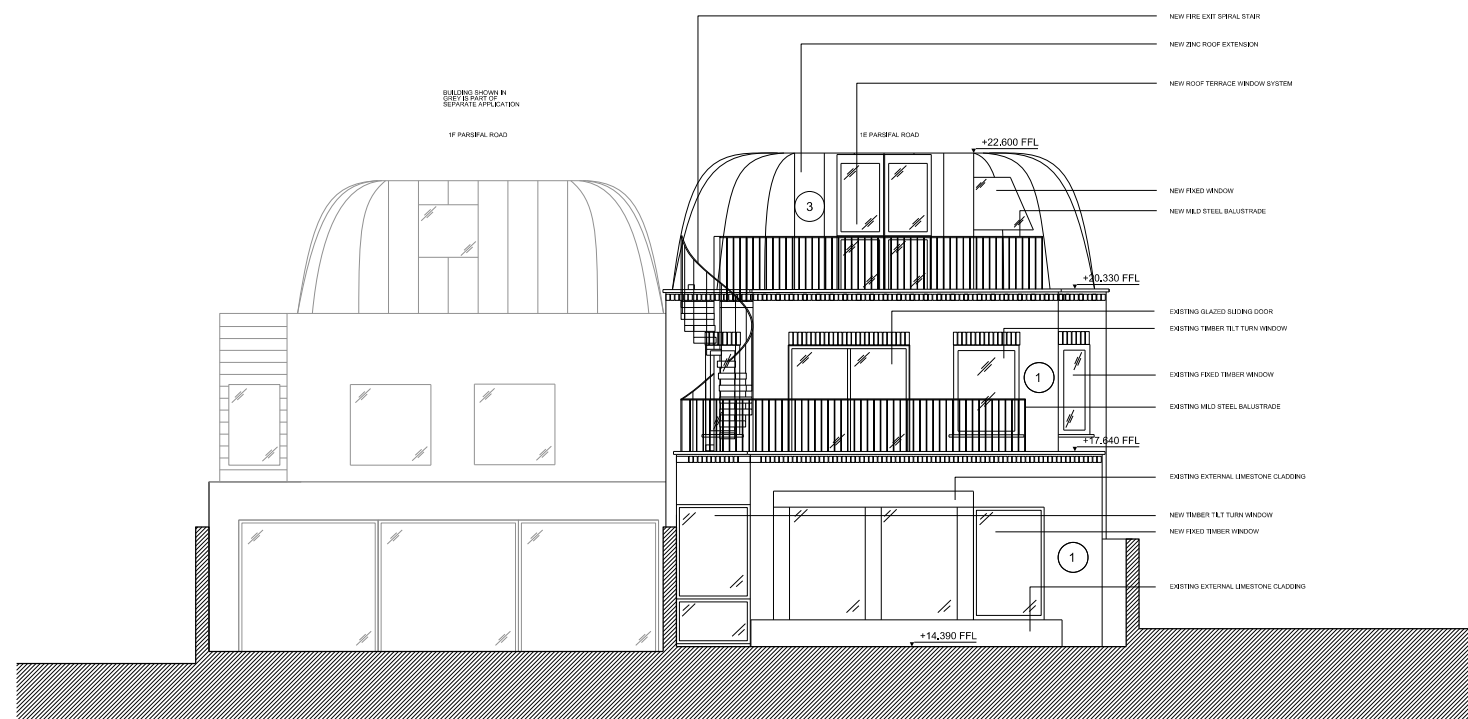


Fig 7 Proposed Northeast Elevation



Fig 8 View through neighbour on the northeast



Fig 9 View through neighbour on the southeast

5.0 Design Proposal

5.1 Design Rationale / Approach

1F Parsifal Road was refurbished under the design of William Tozer Architects in 2008. Design-NA Architects were appointed to oversee the current refurbishment of 1E with a design that respects the materiality and massing of the works to 1F. The current proposals are an extension of that design philosophy and is judged to be in-keeping with the contemporary aesthetics of the property.



Fig 10 *Proposed roof extension*

5.2

Scale and Massing

The scale and massing of a roof extension development must be considered carefully in order to mitigate the impact on views and skylines. The new extension is considered to be a modern mansard roof, with a carefully considered curvature that softens its outline.

The height of the extension has been kept to a minimum and is very much lower than the properties on Parsifal Road itself as well as the ones on Lyncroft Gardens and Finchley Road.

1E Parsifal Road

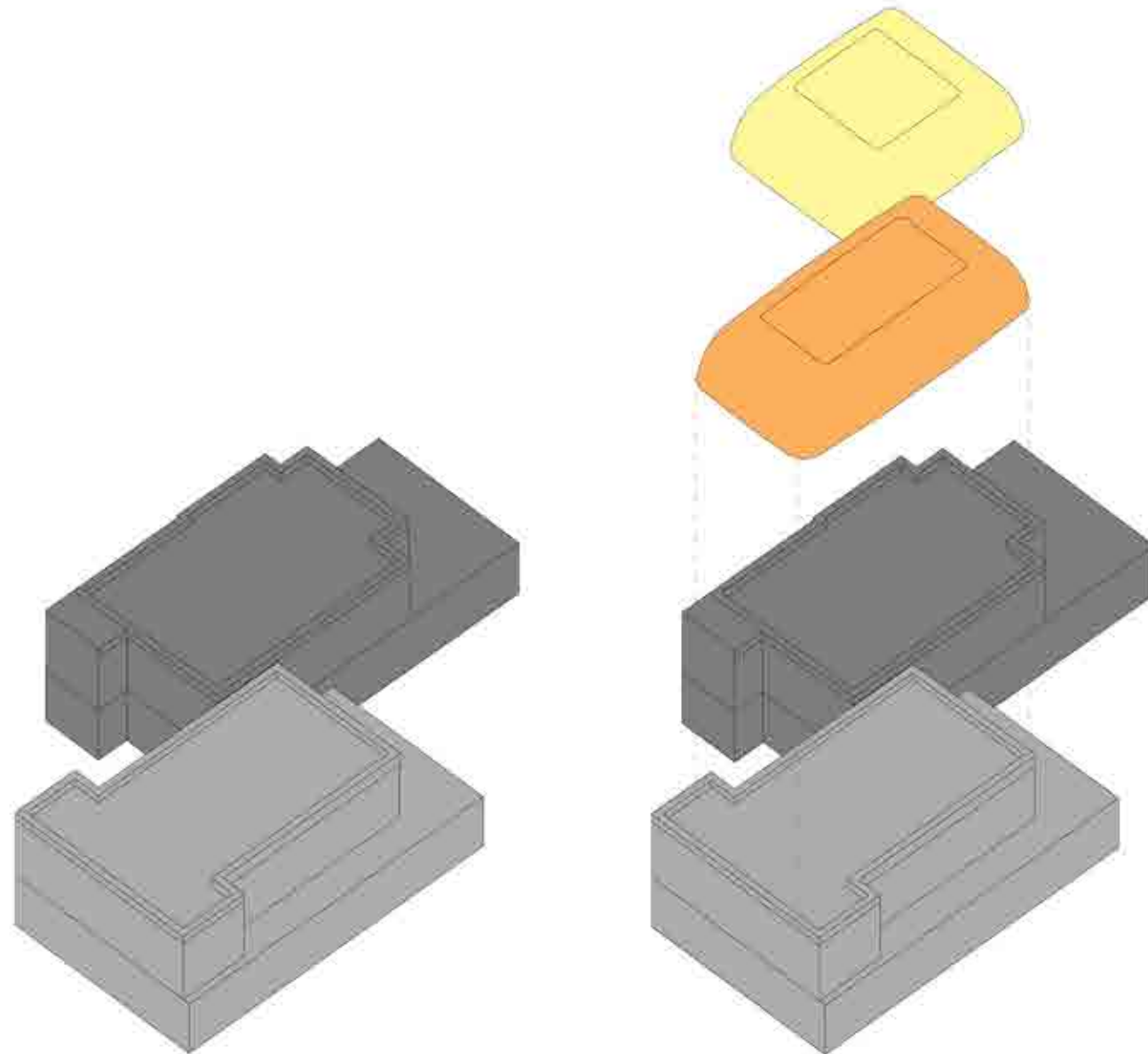
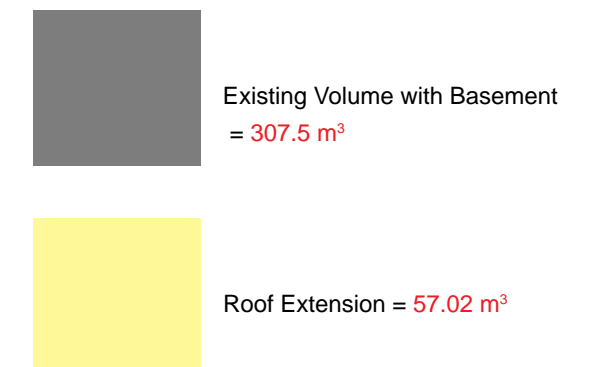


Fig 11 Existing isometric

Fig 12 Proposed volumes exploded isometric

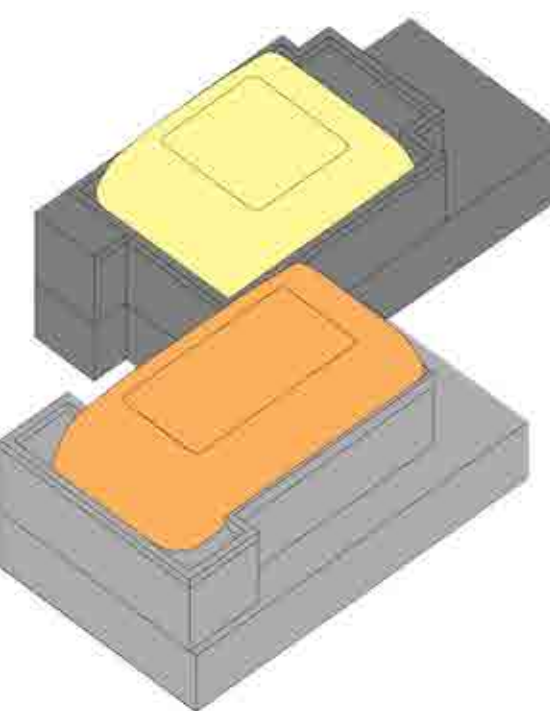


Fig 13 Proposed volume isometric

5.3

Appearance

The roof extension is zinc-clad. Zinc has been used widely in Europe since the 18th century as the roofing material whilst can still be used innovatively and sustainably. Zinc is 100% recyclable material, durable, waterproof, resistant to corrosion as well as degradation under UV radiation. It is also cost effective. It is popular both in traditional and contemporary design and its malleability makes it well-suited to curved forms such as the one proposed here.



Fig 14 Zinc roof



Fig 15 Mansard roof on Parsifal Road

6.0 Access

There is no change to the access to the property.

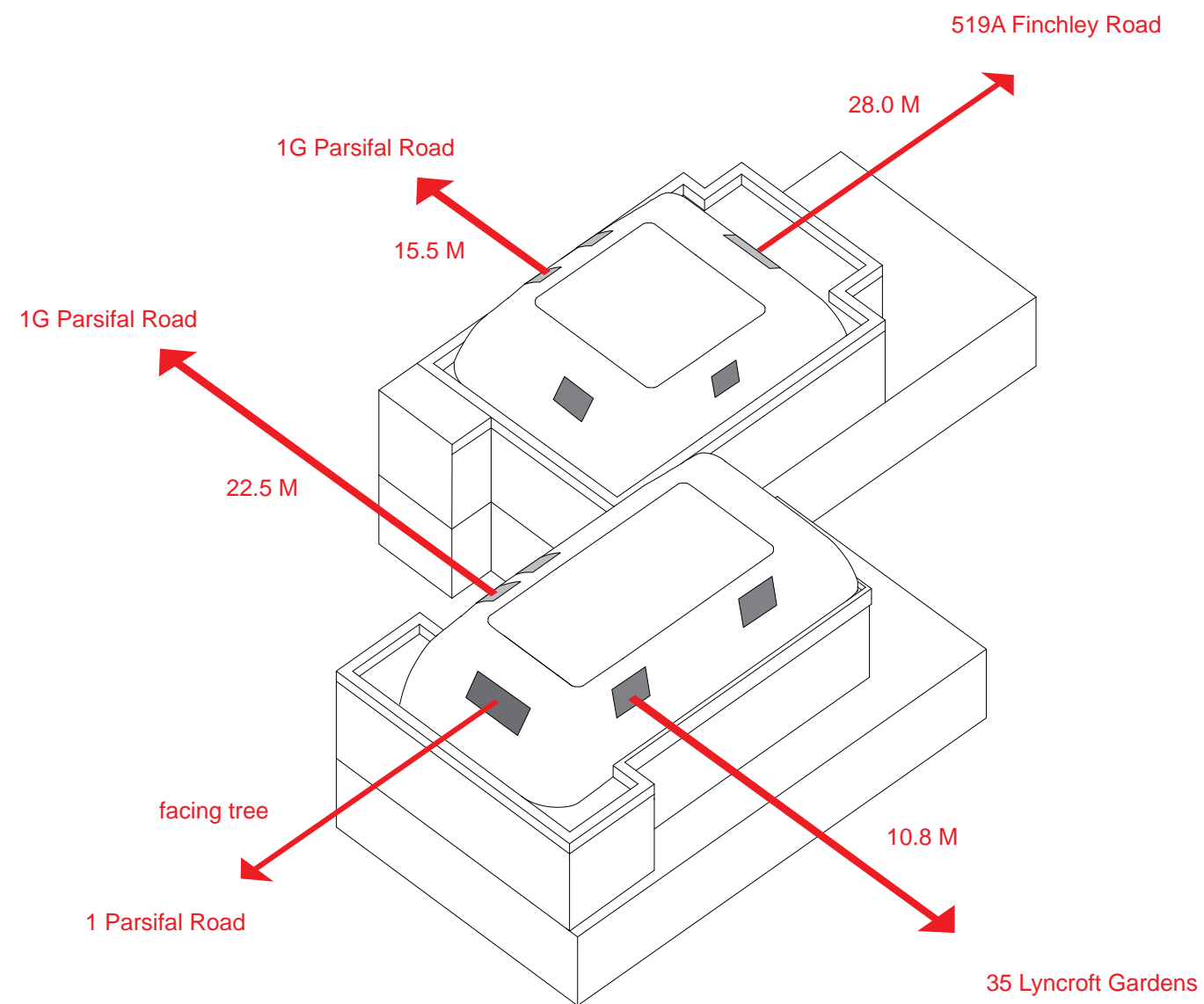
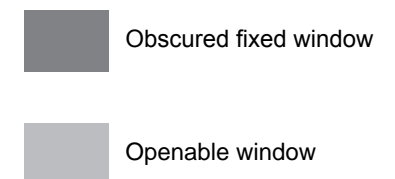


Fig 16 Diagram shown distance between properties



7.0

Appendix A - Drawings



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Scale: 1:1250, paper size: A3

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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
SITE LOCATION PLAN

SCALE AT A3 1:1250	DATE JUN 2015
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DRAWING NO d-NA PRR 00 000	REV P1
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00 000	GROUND	1:1250



Scale: 1:500, paper size: A3

01	BLOCK PLAN	
00 001	GROUND	1: 500

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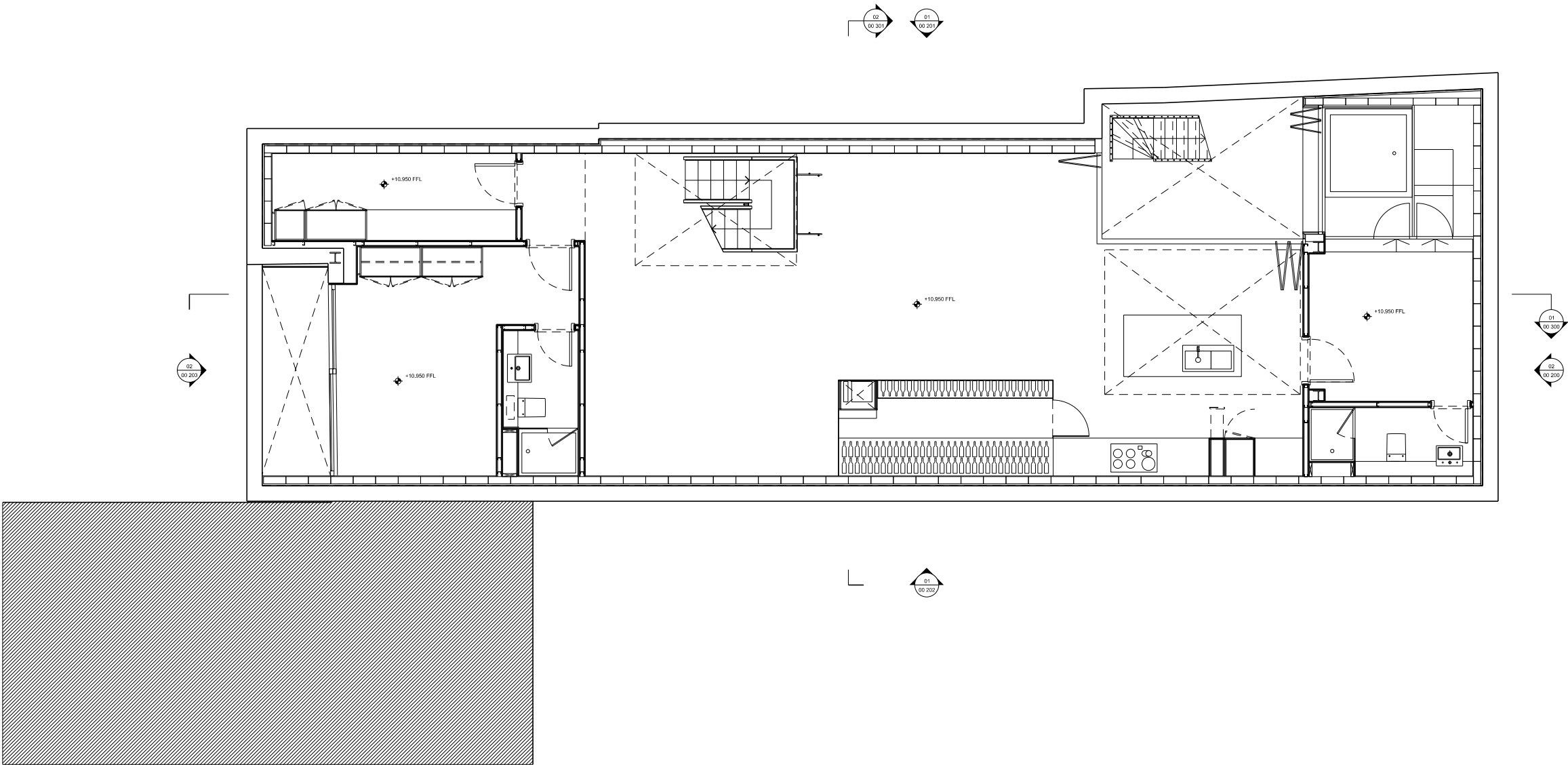
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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
BLOCK PLAN

SCALE AT A3 1:500	DATE JUN 2015
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DRAWING NO d-NA PRR 00 001	REV P1
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SEPARATE APPLICATION

01	EXISTING PLAN
00 100	BASEMENT

1 : 50

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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
EXISTING PLAN
BASEMENT

SCALE 1:50 1:100	DATE JUN 2015
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DRAWING NO d-NA PRR 00 100	REV P1
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PROJECT
**JULIEN LEONARD
1E PARSIFAL ROAD**

DRAWING TITLE
**EXISTING PLAN
GROUND FLOOR**

SCALE
1:50
1:100

DATE
JUN 2015

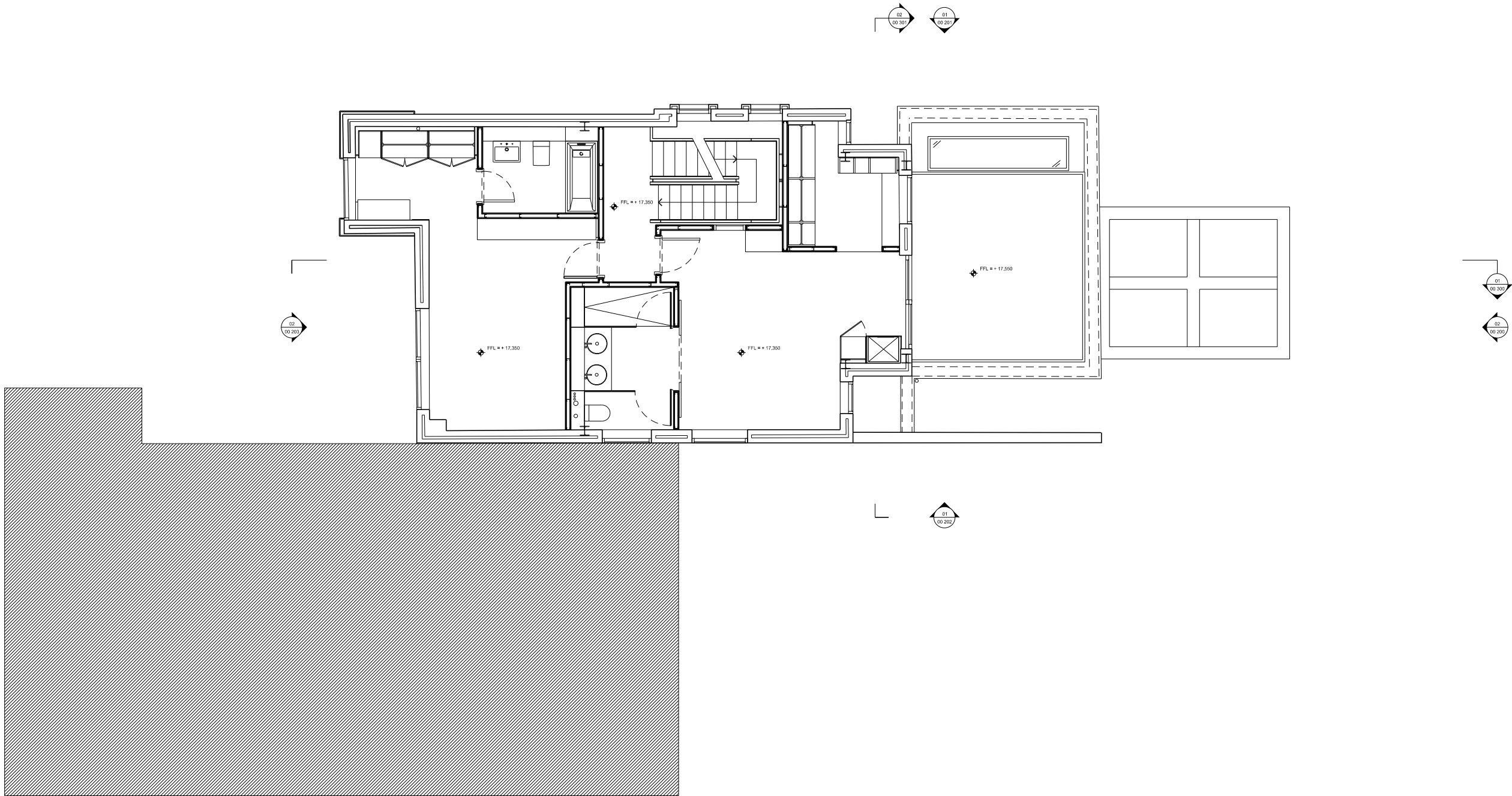
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d-NA PRR 00 101	P1

01	EXISTING PLAN
00 101	GROUND

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SEPARATE APPLICATION

01	EXISTING PLAN
00 102	FIRST

1 : 50

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PROJECT
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1E PARSIFAL ROAD

DRAWING TITLE
EXISTING PLAN
FIRST FLOOR

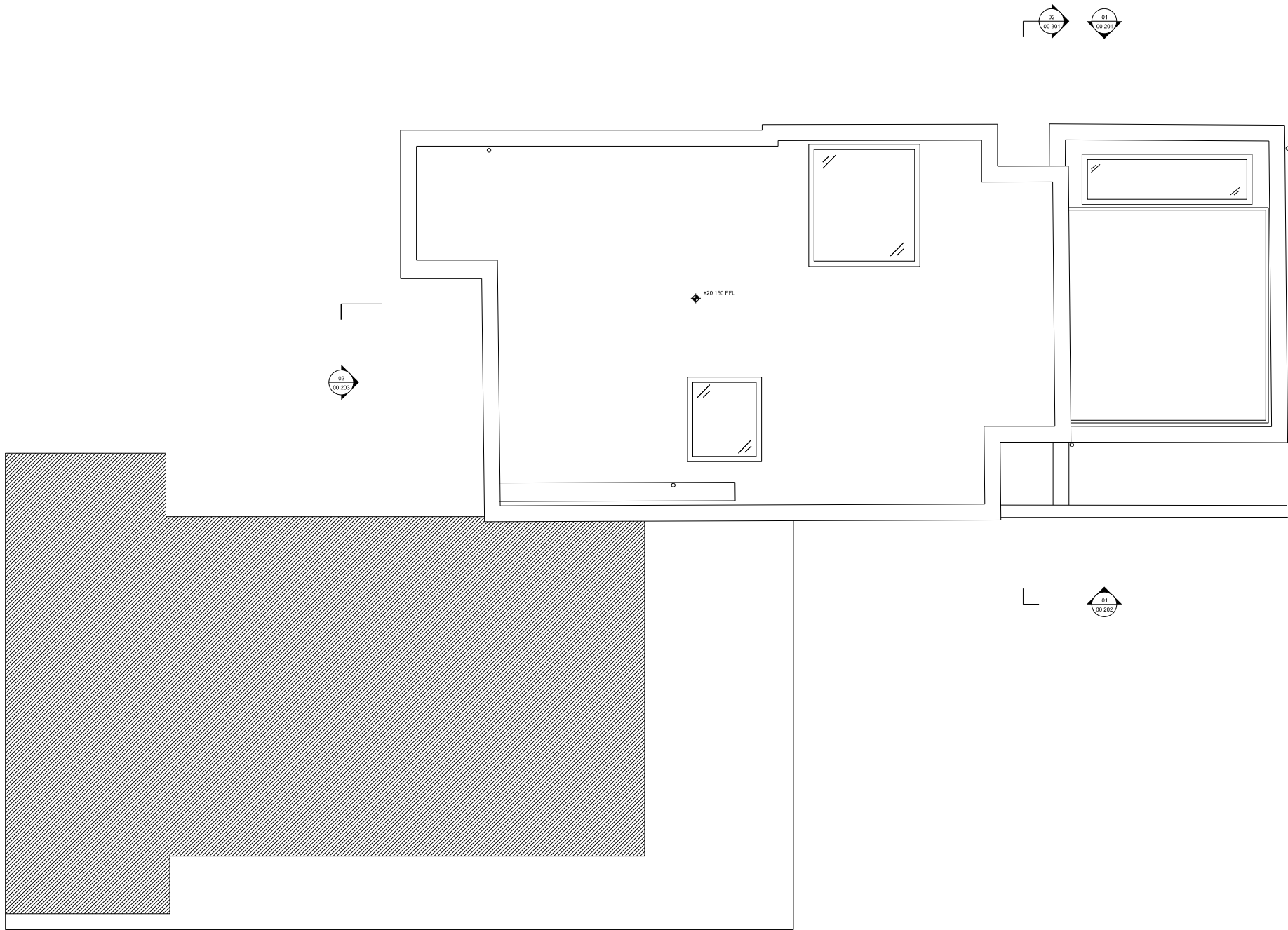
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01	EXISTING PLAN
00 103	ROOF

1 : 50

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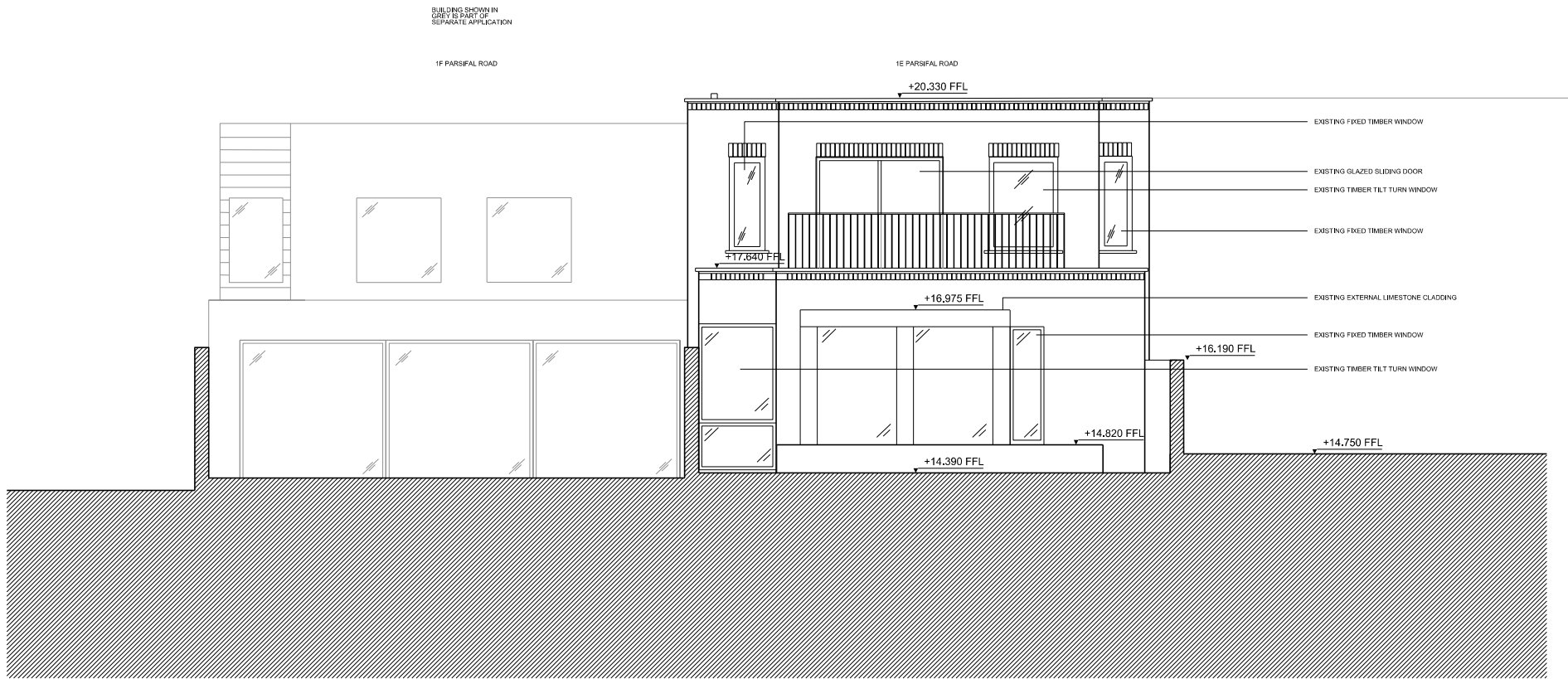
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1E PARSIFAL ROAD

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ROOF

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DATE
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PROJECT
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1E PARSIFAL ROAD

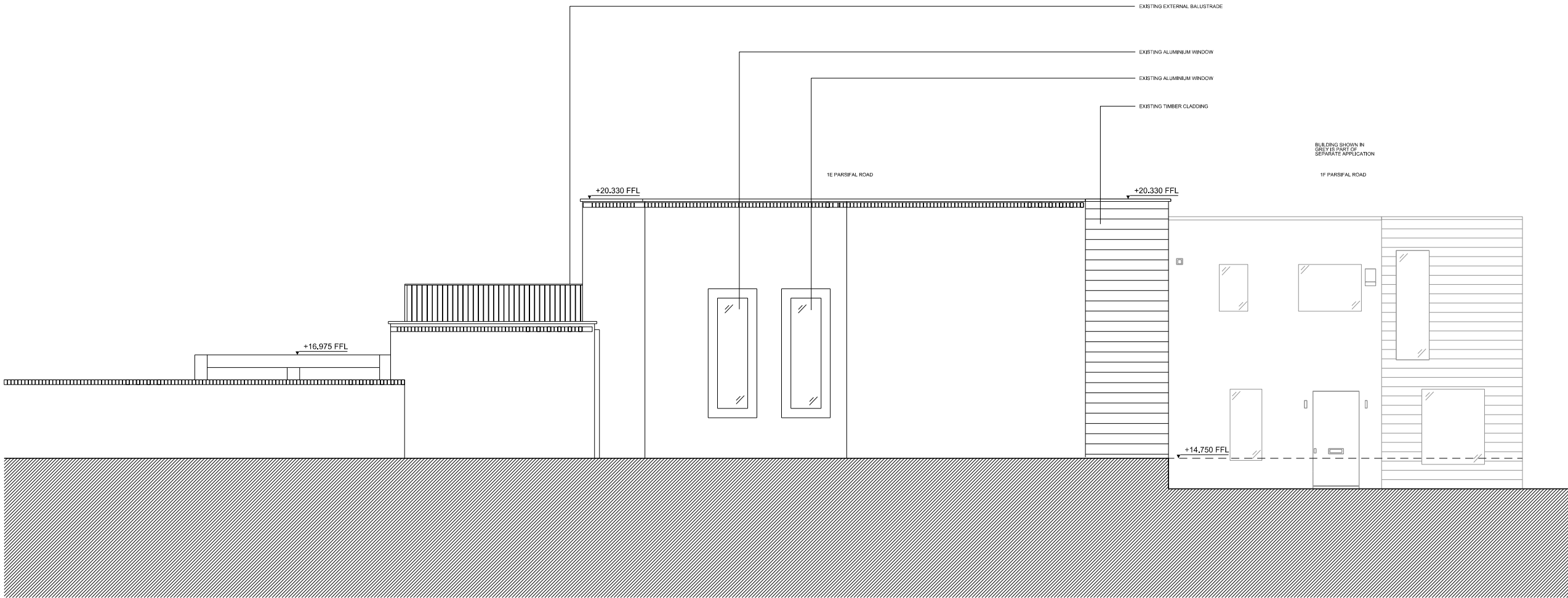
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01	EXISTING ELEVATION
00 200	NORTHEAST

1 : 50



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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
EXISTING ELEVATION
NORTHWEST

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1:100 @A3

DATE
JUN 2015

DRAWING NO

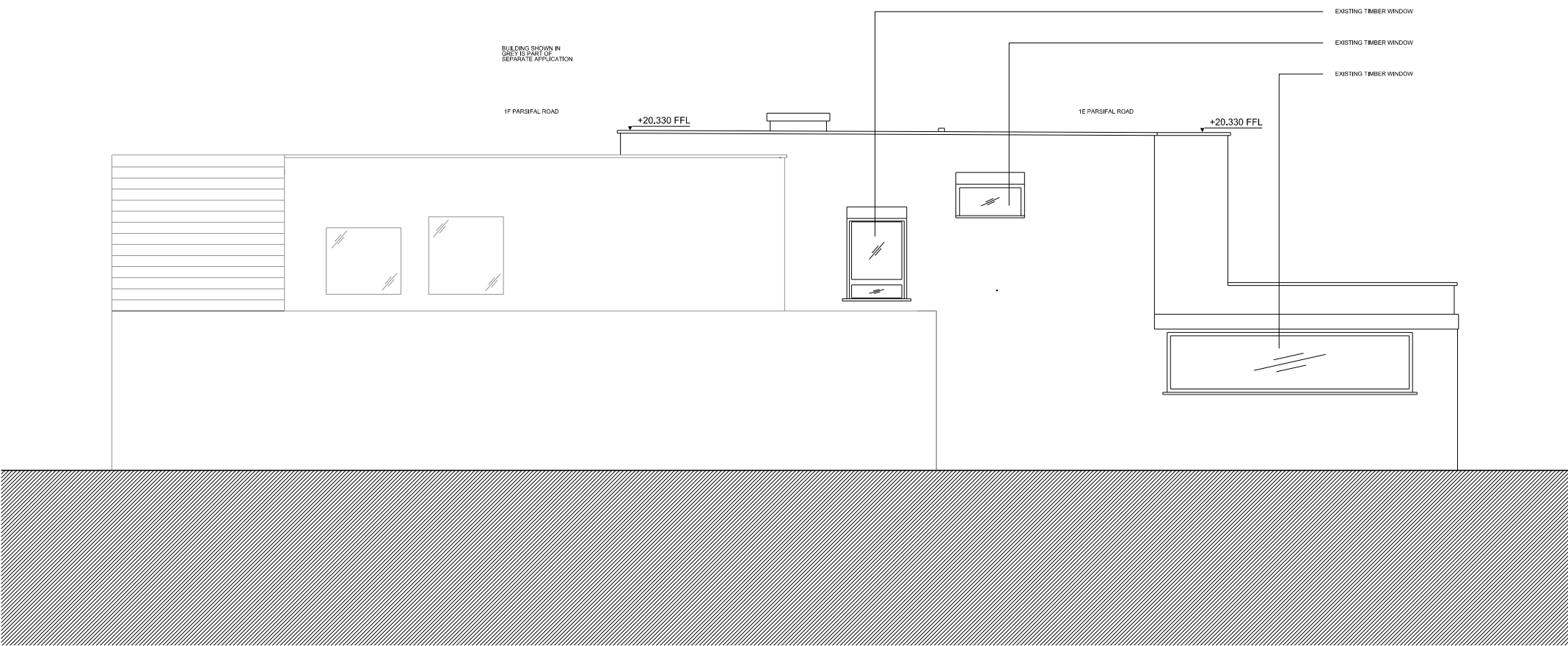
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REV

P1

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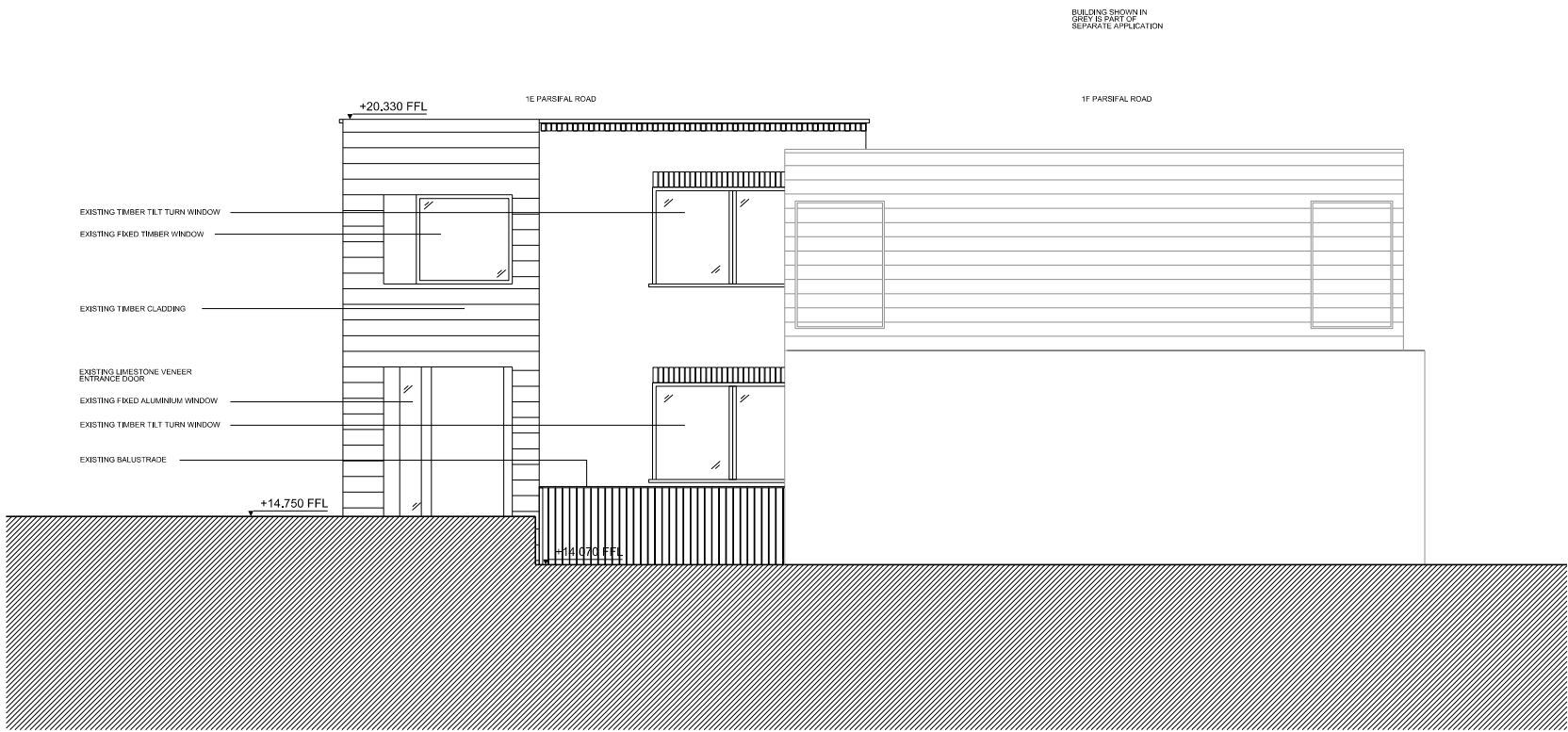
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1 : 50



01	EXISTING ELEVATION
00 203	SOUTHWEST

1 : 50

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1E PARSIFAL ROAD

DRAWING TITLE
EXISTING ELEVATION
SOUTHWEST

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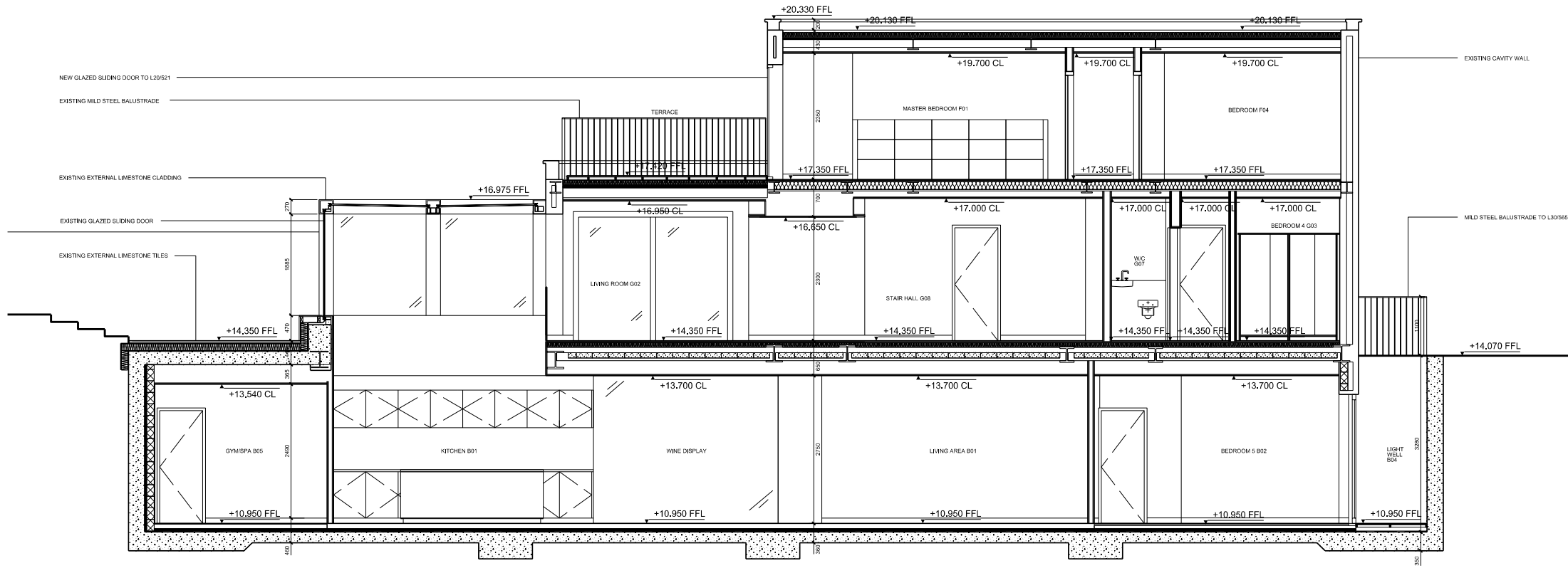
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REV

P1



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PROJECT
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DRAWING TITLE
EXISTING SECTION
LONG

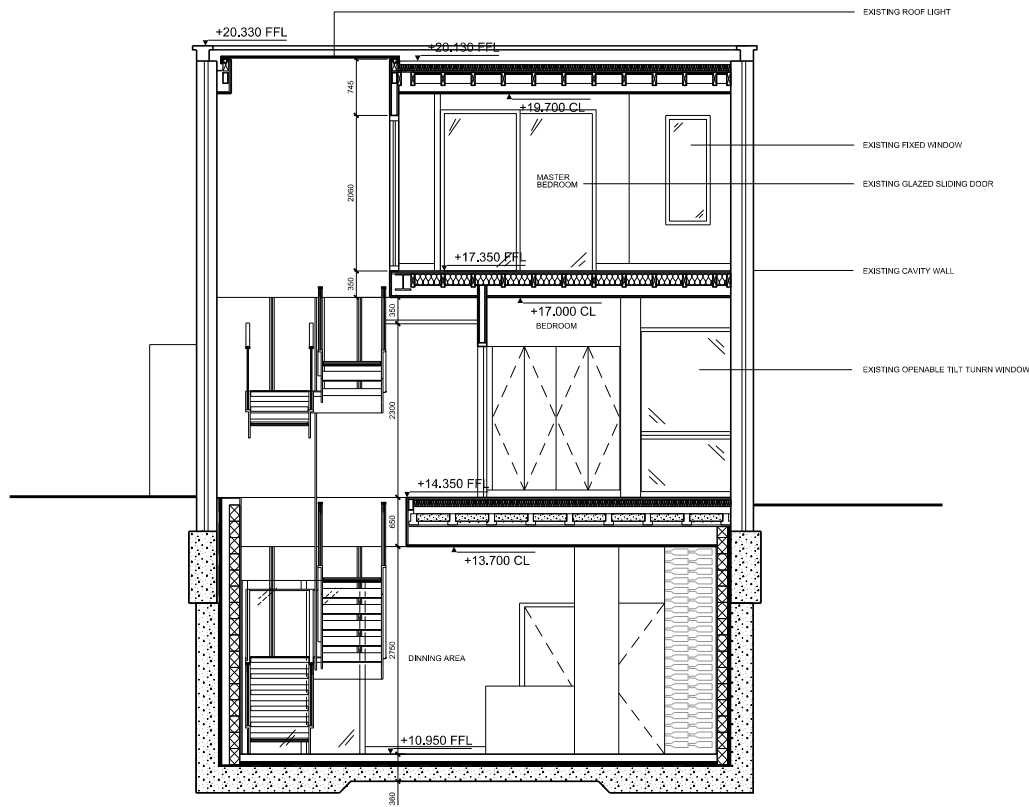
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DATE
JUN 2015

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d-NA PRR 00 300	P1

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00 300	LONG

1 : 50



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REV	DESCRIPTION	DATE	BY
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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
EXISTING SECTION
CROSS

SCALE	DATE
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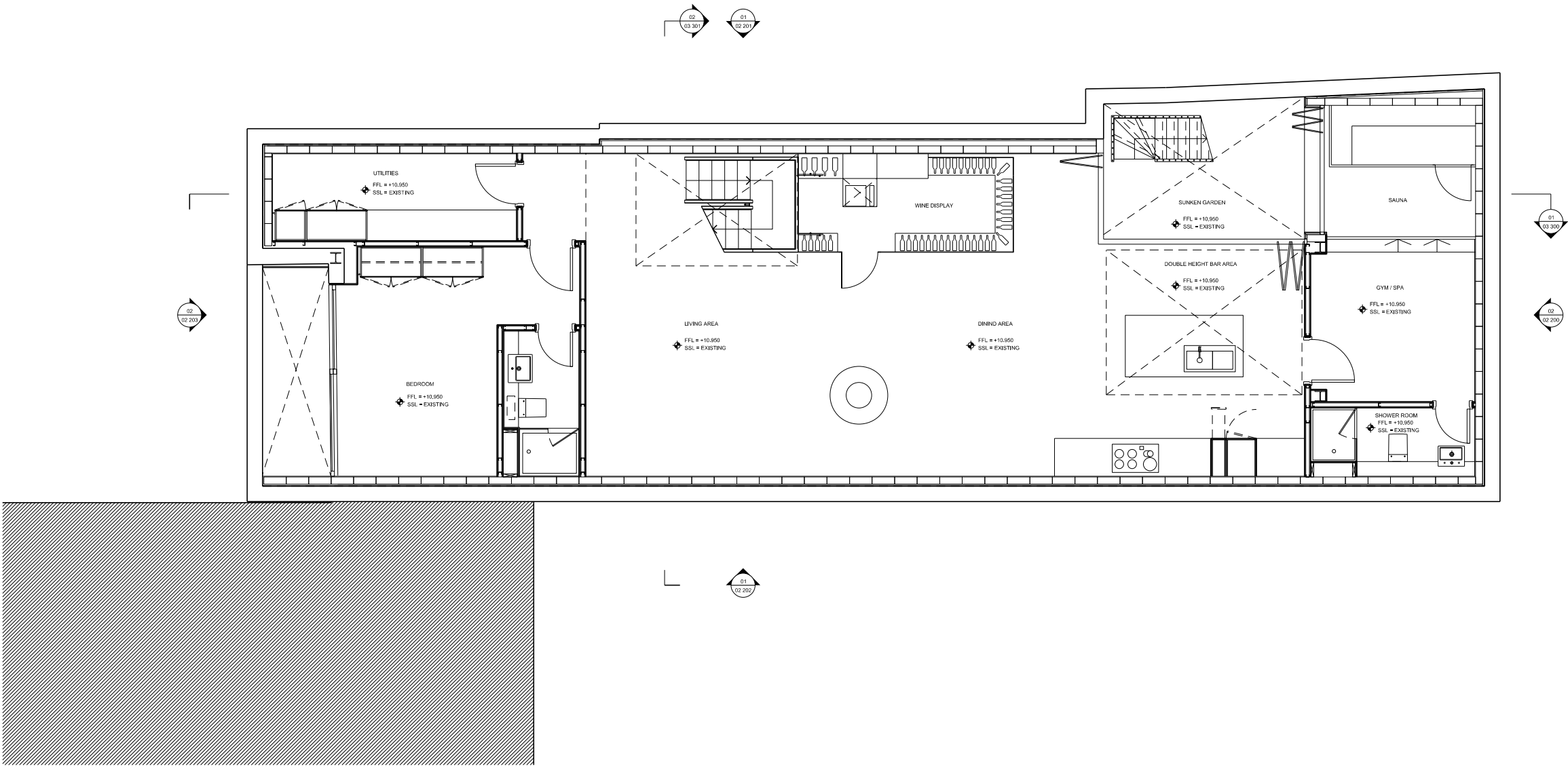
d-NA PRR 00 301

REV

P1

01	EXISTING SECTION
00 301	CROSS

1 : 50



SEPARATED APPLICATION

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PROJECT
**JULIEN LEONARD
1E PARSIFAL ROAD**

DRAWING TITLE
**PROPOSED PLAN
BASEMENT**

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

DRAWING NO	REV
d-NA PRR 01 100	P1

01	PROPOSED PLAN
01 100	BASEMENT

1 : 50

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PROJECT
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DRAWING TITLE
PROPOSED PLAN
GROUND FLOOR

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

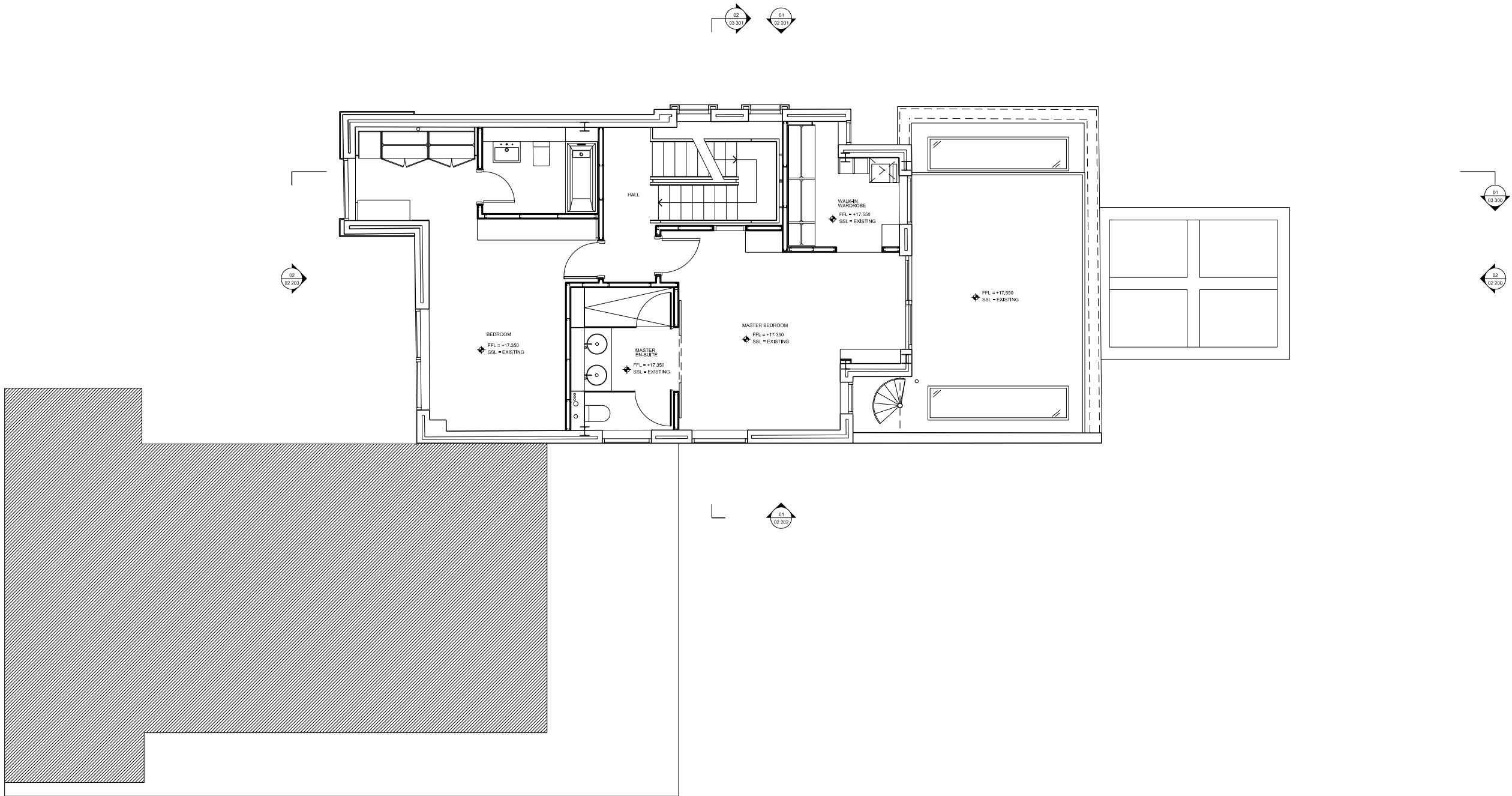
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d-NA PRR 01 101	P1

01	PROPOSED PLAN
01 101	GROUND FLOOR

1 : 50

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SEPARATED APPLICATION

01	PROPOSED PLAN
01 102	FIRST FLOOR

1 : 50

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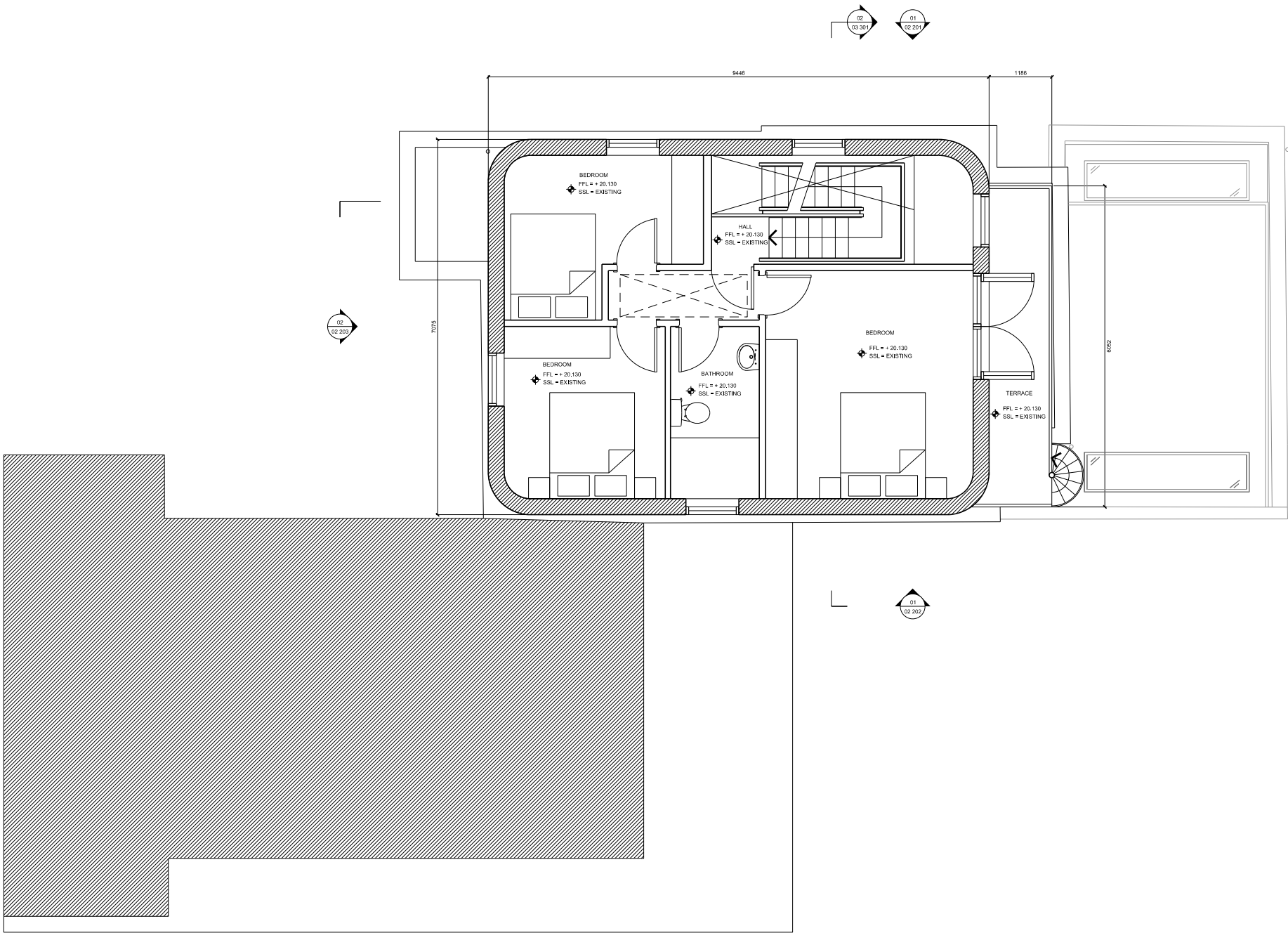
PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED PLAN
FIRST FLOOR

SCALE
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DATE
JUN 2015

DRAWING NO	REV
d-NA PRR 01 102	P1



SEPARATED APPLICATION

01	PROPOSED PLAN
01 103	ROOF

1 : 50

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REV DESCRIPTION DATE BY

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KEY PLAN



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E: info@design-na.com

PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED PLAN
ROOF

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

DRAWING NO. REV
d-NA PRR 01 103 P1

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STATUS

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KEY PLAN



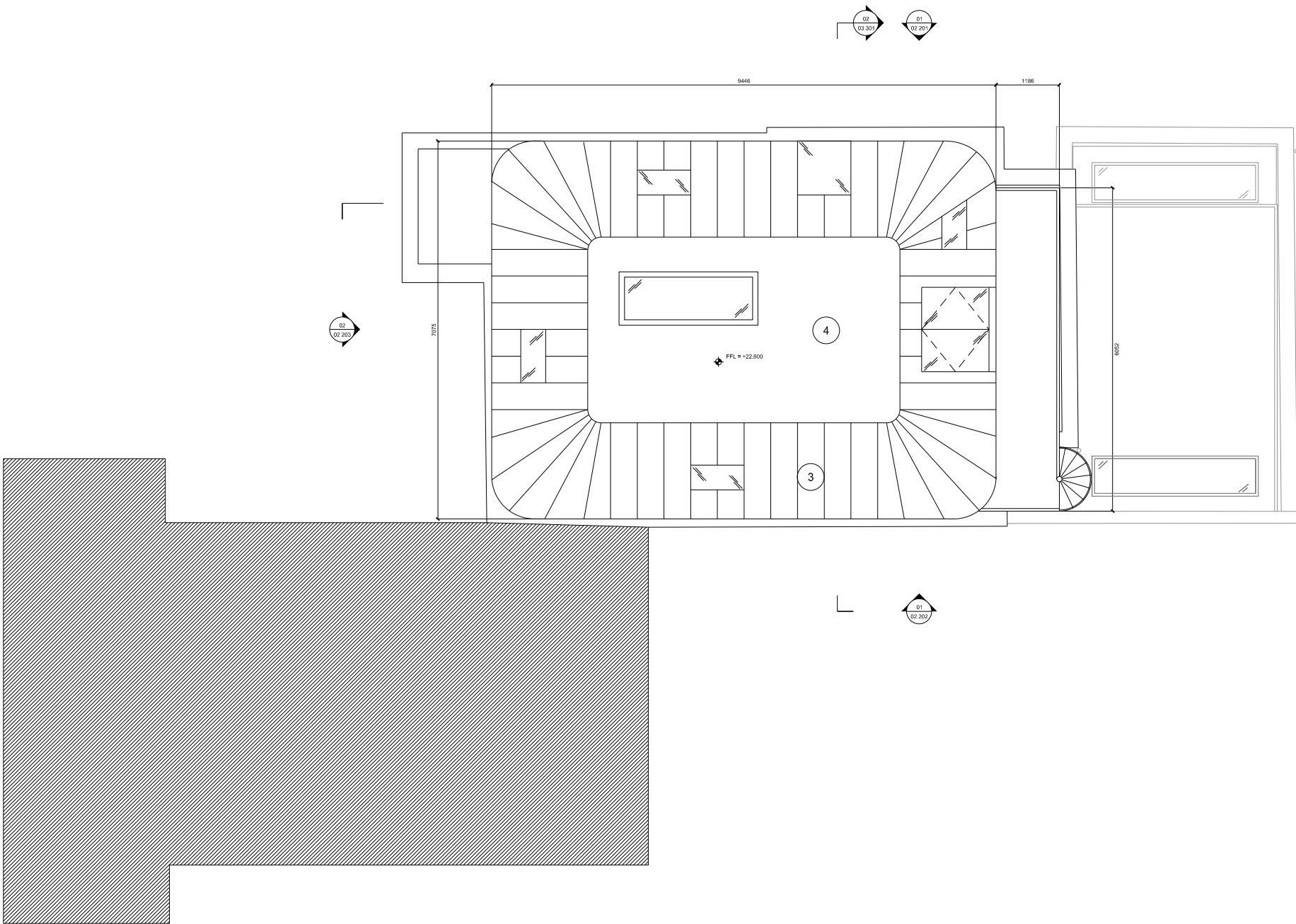
0 0.5 1 2

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E: info@design-na.comPROJECT
JULIEN LEONARD
1E PARSIFAL ROADDRAWING TITLE
PROPOSED PLAN
ROOF LINESCALE
1:50 @A1
1:100 @A3DATE
JUN 2015

DRAWING NO REV

d-NA PRR 01 104 P1

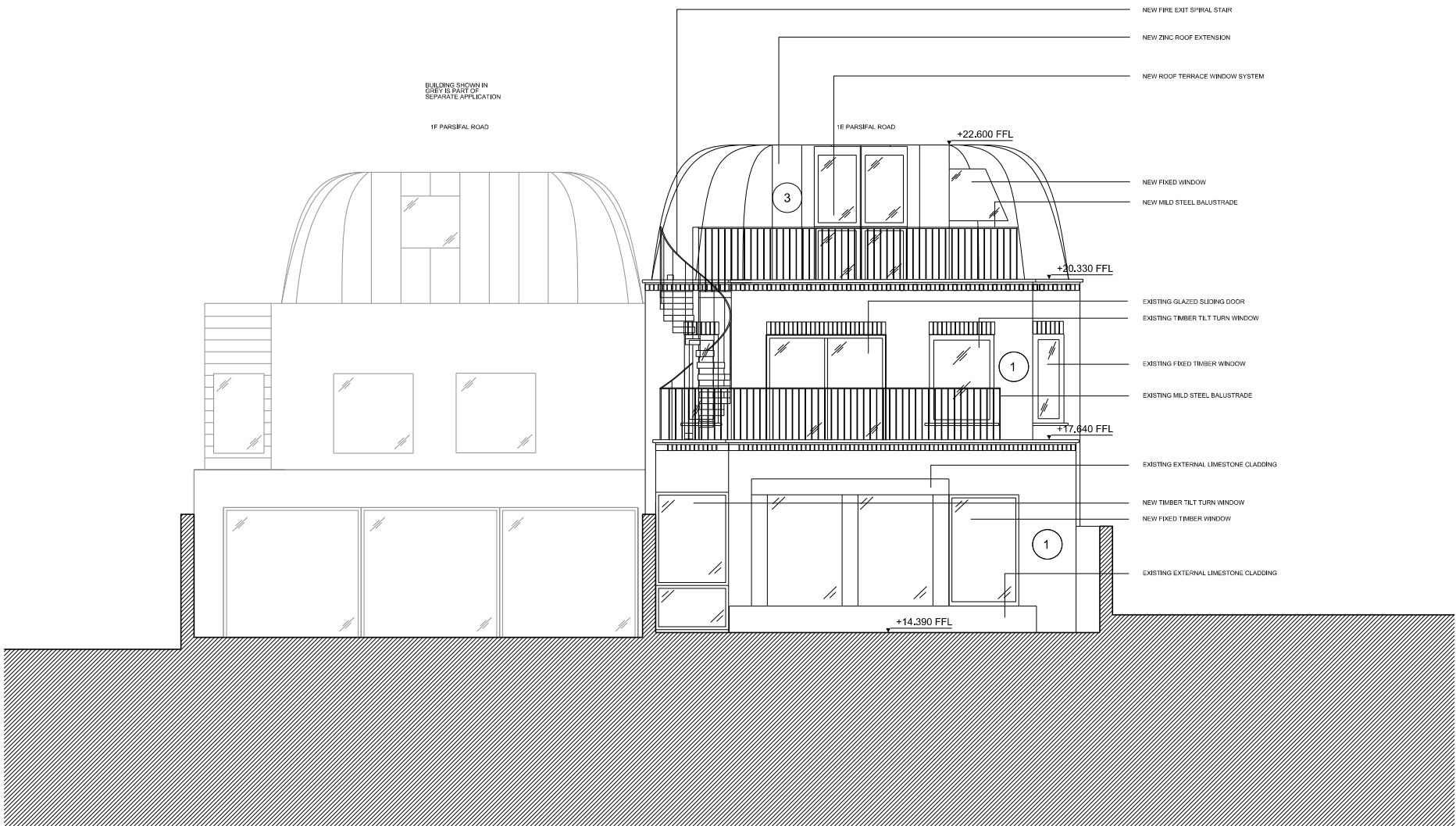


SEPARATED APPLICATION

01 PROPOSED PLAN
01 104 ROOF LINE 1: 50

KEY

- 1 EXISTING BRICKWORK
- 2 TIMBER CLADDING
- 3 ZINC CLADDING
- 4 EPDM MEMBRANE



KEY

- 1 EXISTING BRICKWORK
- 2 TIMBER CLADDING
- 3 ZINC CLADDING
- 4 EPDM MEMBRANE

GENERAL NOTES

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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED ELEVATION
NORTHEAST

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

DRAWING NO

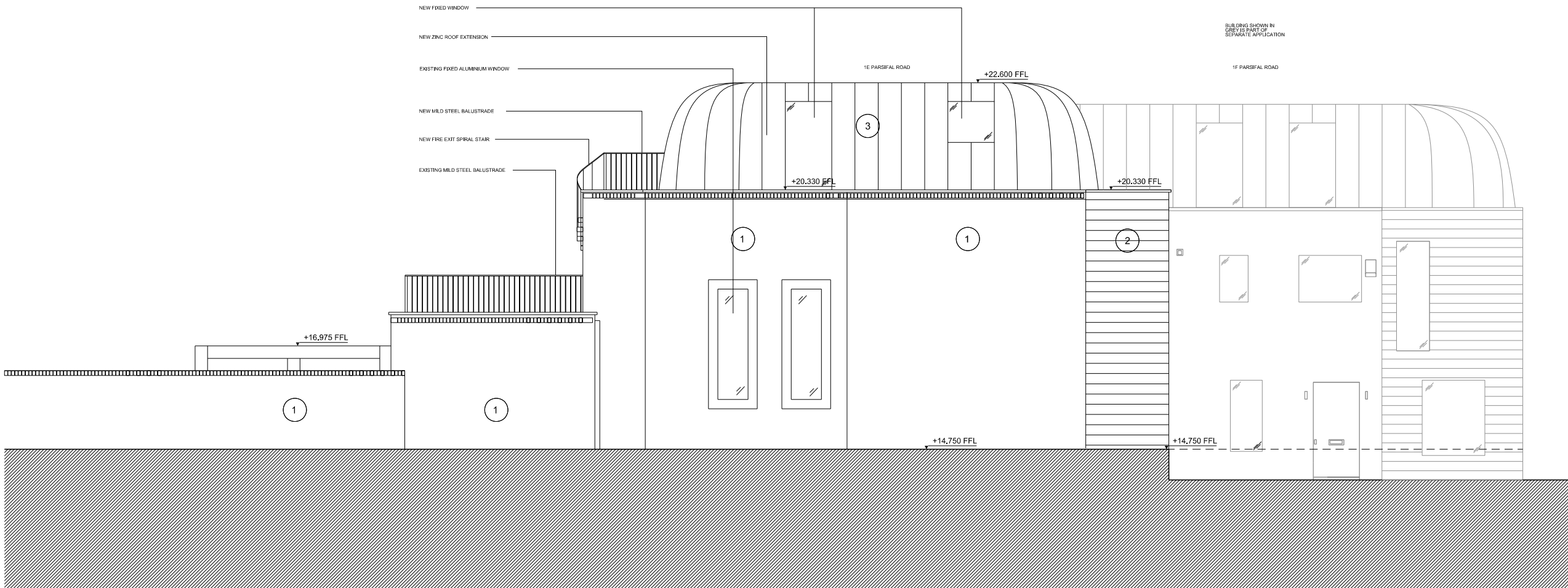
d-NA PRR 02 200

REV

P1

01 PROPOSED ELEVATION
02 200 NORTHEAST

1 : 50



- KEY
- 1 EXISTING BRICKWORK
 - 2 TIMBER CLADDING
 - 3 ZINC CLADDING
 - 4 EPDM MEMBRANE

GENERAL NOTES

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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED ELEVATION
NORTHWEST

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

DRAWING NO

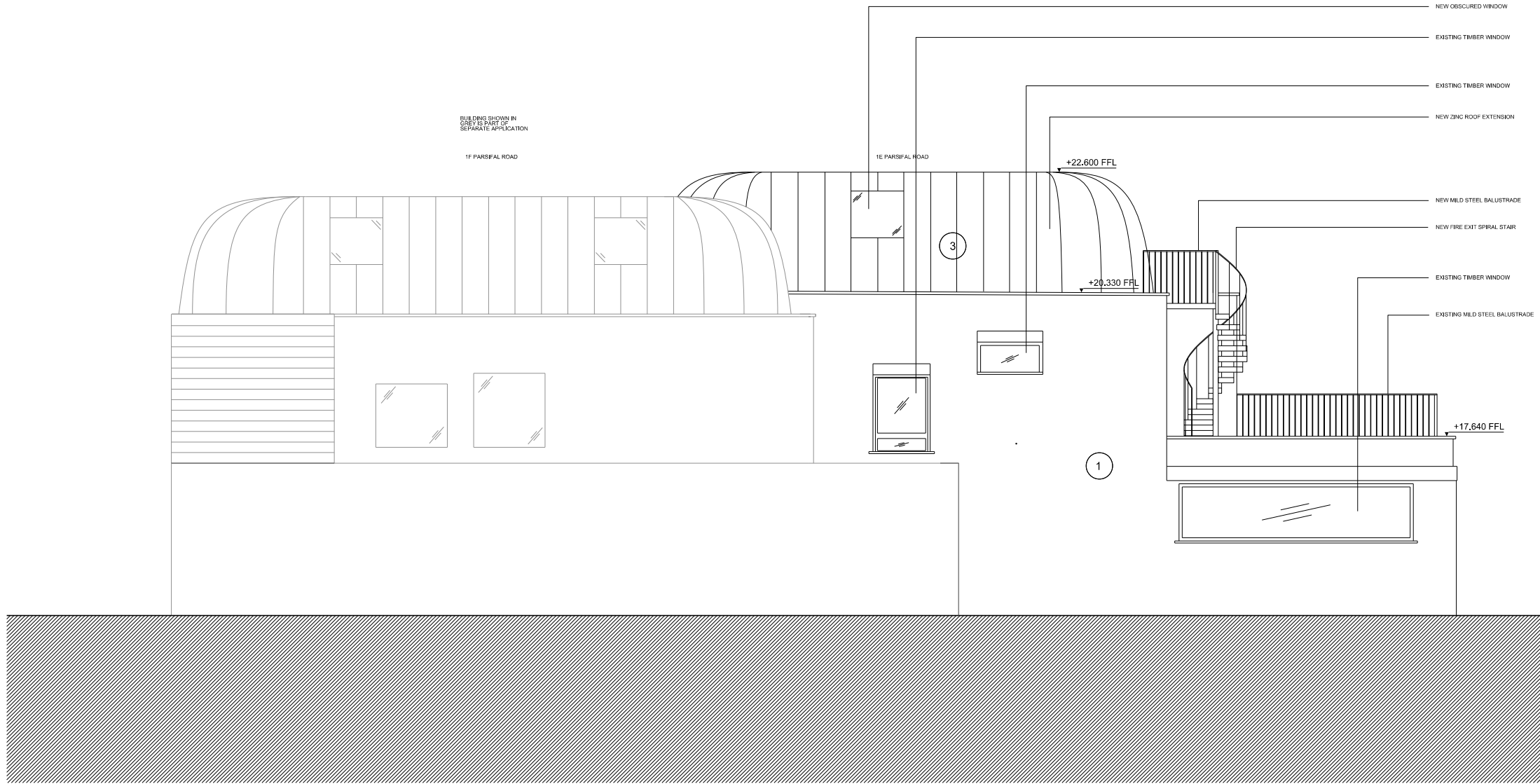
d-NA PRR 02 201

REV

P1

01 PROPOSED ELEVATION
02 201 NORTHWEST

1 : 50



- KEY
- 1 EXISTING BRICKWORK
 - 2 TIMBER CLADDING
 - 3 ZINC CLADDING
 - 4 EPDM MEMBRANE

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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED ELEVATION
SOUTHEAST

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

DRAWING NO

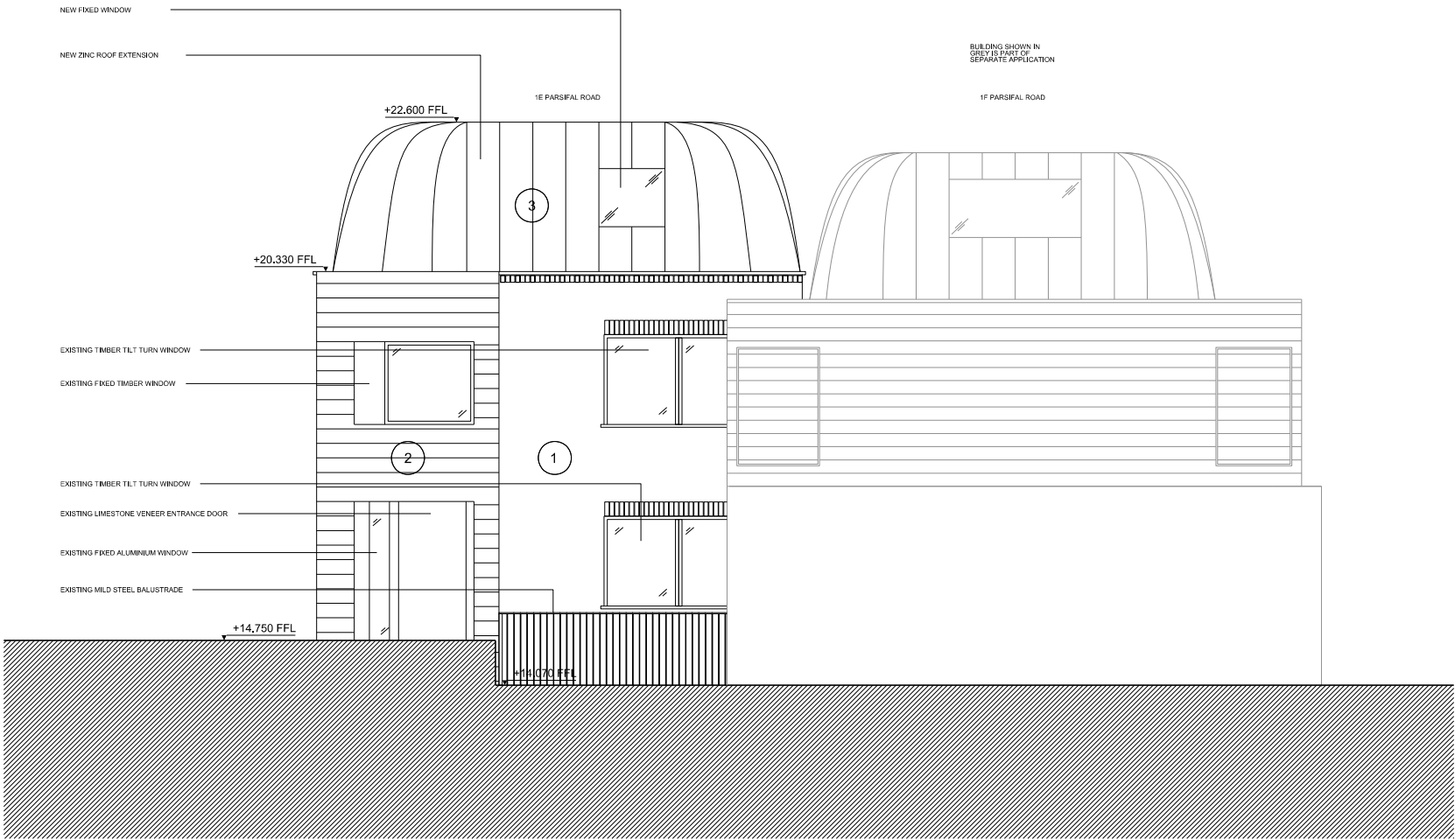
d-NA PRR 02 202

REV

P1

01 PROPOSED ELEVATION
02 202 SOUTHEAST

1 : 50



- KEY
- 1. EXISTING BRICKWORK
 - 2. TIMBER CLADDING
 - 3. ZINC CLADDING
 - 4. EPDM MEMBRANE

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STATUS

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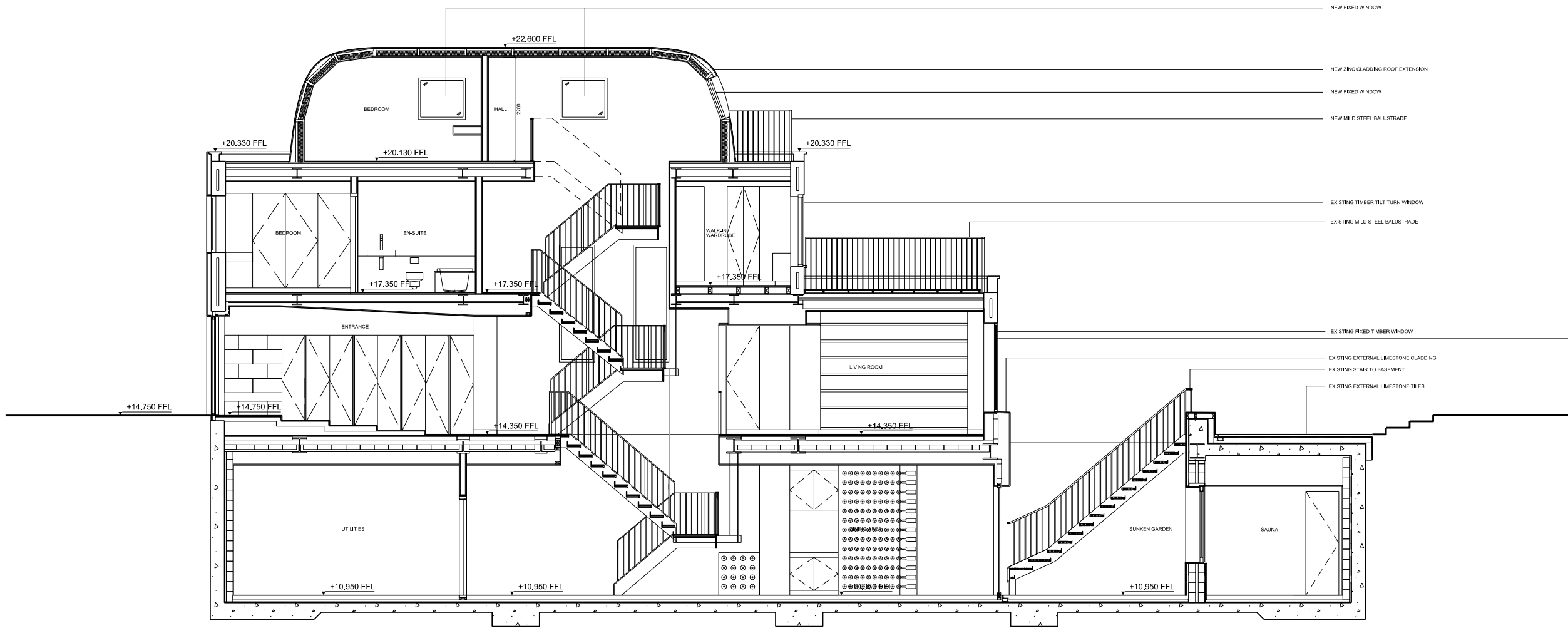


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PROJECT	
JULIEN LEONARD 1E PARSIFAL ROAD	
DRAWING TITLE	
PROPOSED ELEVATION SOUTHWEST	
SCALE	DATE
1:50 @A1 1:100 @A3	JUN 2015
DRAWING NO	REV
d-NA PRR 02 203	P1



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REV	DESCRIPTION	DATE	BY

STATUS
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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED SECTION
LONG

SCALE
1:50 @A1
1:100 @A3

DATE
JUN 2015

DRAWING NO

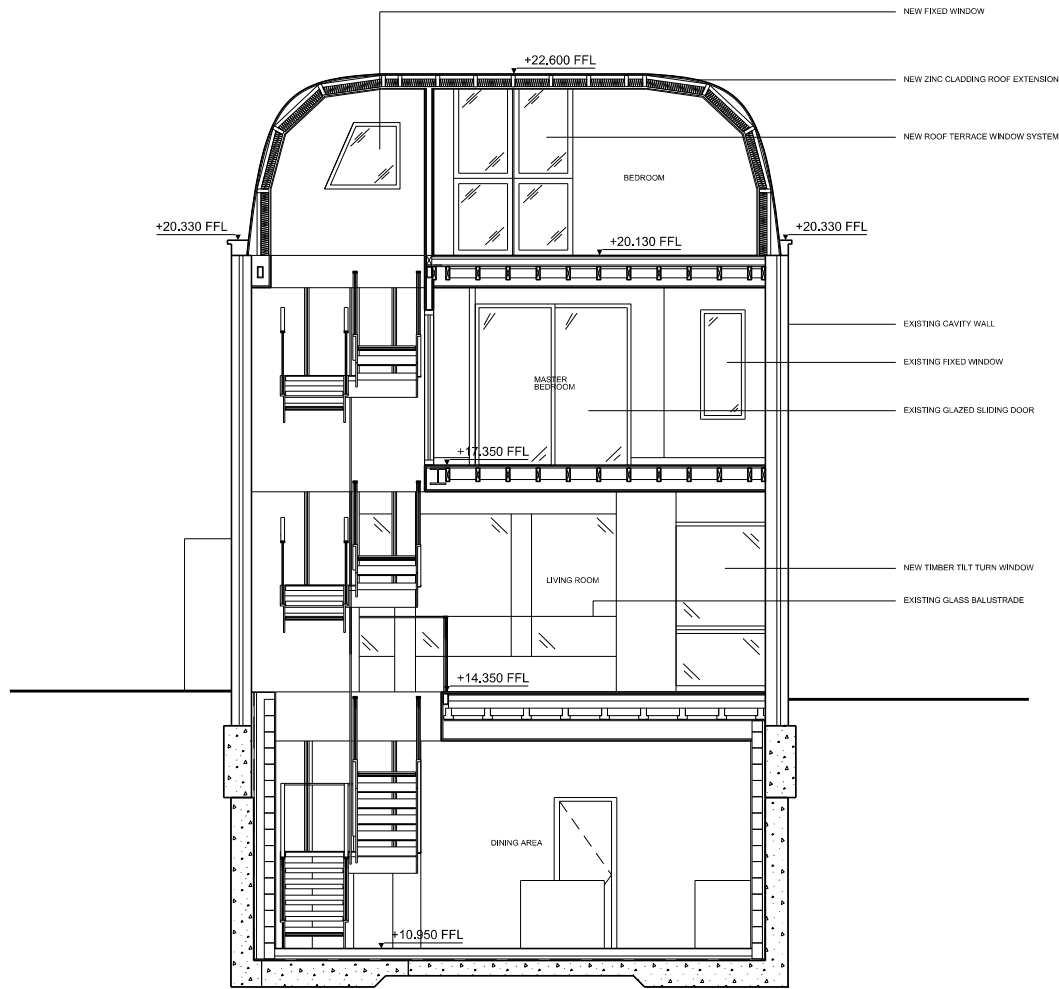
d-NA PRR 03 300

REV

P1

01	PROPOSED SECTION
03 300	LONG

1 : 50



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PROJECT
JULIEN LEONARD
1E PARSIFAL ROAD

DRAWING TITLE
PROPOSED SECTION
CROSS

SCALE 1:50 @A1 1:100 @A3	DATE JUN 2015
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DRAWING NO d-NA PRR 03 301	REV P1
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01 03 301	PROPOSED SECTION CROSS	1 : 50
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8.0

Appendix B - Material



Fig 17 Zinc Cladded Roof

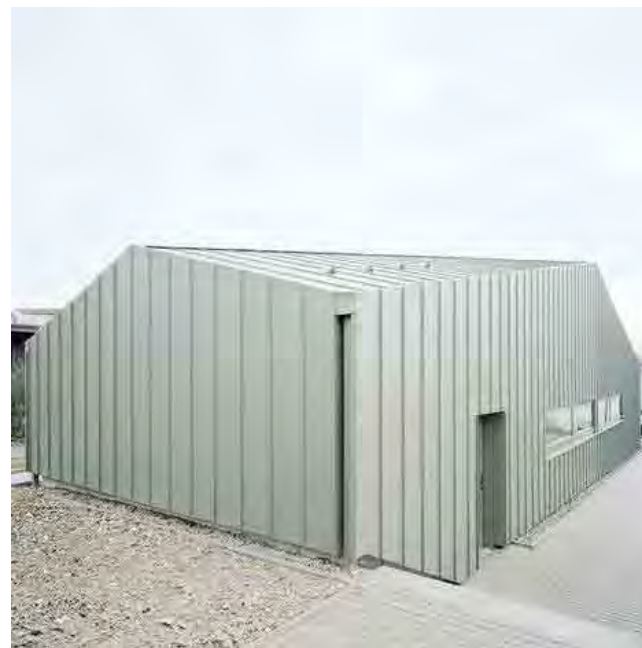


Fig 18 Zinc Cladded Building



Fig 19 Zinc Mansard Roof